



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 20 May 2015
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

PORTFOLIO	SPOKESPERSON
1. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 6 MAY 2015

Motion is required to confirm the Minutes of the General Meeting of Council held on 6 May 2015.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 REQUEST FOR REPORT - PUBLIC VEHICLE ACCESS TO THE BASIN AT AMITY

At the General Meeting of 25 February 2015 (Item 11.4.1 refers) Council resolved to defer this item so that further discussions can be held with the State Government regarding other alternatives to the proposed access route.

A report will be presented to a future General Meeting for consideration.

6.2 MAKING OF LOCAL LAWS – KOALA AREA MAPPING

At the General Meeting of 22 April 2015 Council resolved as follows (as part of Item 11.2.2 'Making Local Laws' resolution):

4. To commit to an immediate review of koala area mapping and the requirements for dog owners in koala areas in response to community consultation during the local law making process.

An update on this Item will provided by the Chief Executive Officer at General Meeting.

6.3 NOTICE OF MOTION (CR EDWARDS) – FOOTPATH NAMING

At the General Meeting of 22 April 2015 Council resolved that this item 'lie on the table'.

This item will be presented to a future General Meeting for consideration.

7 PUBLIC PARTICIPATION

In accordance with s.42 Redland City Council Meetings – Standing Orders:

1. Council may by resolution set aside a maximum of 15 minutes to permit members of the public to address the local government on matters of public interest relating to local government. The time given to each member of the public for their address will not exceed 5 minutes and the maximum number of speakers will be decided by the Chairperson.
2. A member of the public wishing to attend and address a meeting may either:
 - (a) make a [Written Application](#) to address the meeting, which must be received by the Chief Executive Officer, no later than 4.30pm two days before the meeting; or
 - (b) make a request to the Chairperson at the commencement of the public participation period, when invited to do so by the Chairperson.
3. The right of any member of the public to address the local government is at the absolute discretion of Council. Priority will be given to persons who have made a written application to speak at a meeting, in accordance with Council's Meetings Standing Orders.
4. If any address or comment made by a member of the public addressing a meeting is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease their address.
5. Any person addressing a meeting will -
 - (a) unless they are incapacitated or it is otherwise unreasonable for them to do so, stand; and

- (b) speak with decorum; and
 - (c) frame any remarks in respectful and courteous language.
6. If a person is considered by the local government, Mayor or Chairperson to be unsuitably dressed, the person may be directed to immediately withdraw from the meeting. Failure to comply with a direction may be considered an act of disorder.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Councillors are reminded of their responsibilities in relation to a Councillor's material personal interest and conflict of interest at a meeting (for full details see sections 172 and 173 of the *Local Government Act 2009*). In summary:

If a Councillor has a material personal interest in a matter before the meeting:

The Councillor must—

- *inform the meeting of the Councillor's material personal interest in the matter; and*
- *leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.*

The following information must be recorded in the minutes of the meeting, and on the local government's website—

- *the name of the Councillor who has the material personal interest, or possible material personal interest, in a matter;*
- *the nature of the material personal interest, or possible material personal interest, as described by the Councillor.*

A Councillor has a **material personal interest** in the matter if any of the following persons stands to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of the consideration of the matter at the meeting—

- (a) the Councillor;
- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

If a Councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The Councillor must—

- *deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way.*

- *Inform the meeting of—*
 - (a) *the Councillor's personal interests in the matter; and*
 - (b) *if the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest.*

The following must be recorded in the minutes of the meeting, and on the local government's website—

- (a) *the name of the Councillor who has the real or perceived conflict of interest;*
- (b) *the nature of the personal interest, as described by the Councillor;*
- (c) *how the Councillor dealt with the real or perceived conflict of interest;*
- (d) *if the Councillor voted on the matter—how the Councillor voted on the matter;*
- (e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*

*A **conflict of interest** is a conflict between—*

- (a) *a Councillor's personal interests (including personal interests arising from the Councillor's relationships, for example); and*
- (b) *the public interest;*

that might lead to a decision that is contrary to the public interest.

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 APRIL 2015 MONTHLY FINANCIAL REPORT**

Objective Reference: A166027
Reports and Attachments (Archives)

Attachment: [Monthly Financial Report April 2015](#)

Authorising/Responsible Officer:



Linnet Batz
Chief Financial Officer

Report Author: Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

The purpose is to present the April 2015 Monthly Financial Performance Report to Council and explain the content and analysis of the report. Section 204(2) of the *Local Government Regulation 2012* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government on a monthly basis.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences. The Corporate Financial Reporting Team compiled the attached document following end of month accruals, deferrals, allocation journals and reconciliations.

ISSUES*Final Budget Review and development of Budget 2015-2016*

Council recently adopted the final budget amendments for 2015-2016. The attached reports include the amended annual budget even though it was adopted on 6 May 2015. The inclusion affords Council to see the April cumulative position against the full year revised budget.

Interim audit for financial year 2015

The Queensland Audit Office (QAO) commenced the 2014-2015 interim external audit on 23 March 2015. As per previous years, the Corporate Financial Reporting Team awaits the feedback from the Queensland Audit Office on the proposed accounting treatments and disclosures in 2014-2015 shell statements.

Constrained Cash Reserves

Council has amended the revised budget for constrained cash reserves following a full review in December 2014. Officers will now take the appropriate action in the utilisation or closure of reserves before the end of the financial year. It is anticipated the end of year constrained cash reserves balance will not exceed the cash balance due to the budget direction.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of April 2015:

- Level of dependence on general rate revenue;
- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial sustainability – debt to asset ratio;
- Operating surplus ratio;
- Net financial liabilities;
- Interest cover ratio; and
- Asset consumption ratio.

The following ratios did not meet the target at the end of April

- Operating Performance; and
- Asset sustainability ratio.

The operating performance ratio is aligned to the rating cycle and is expected to return to a favourable position in May 2015 when the final quarter rates are due for payment. The asset sustainability ratio was not met as at the end of April 2015 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target. Council's Capital Works Prioritisation Policy escalates renewal spend over new assets and on 11 February 2015 Council approved a comprehensive asset management project to replace the current asset management process and system.

Legislative Requirements

The April 2015 financials are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

April 2015 revenues and expenditures have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of April 2015.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the Corporate Plan:

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals.

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan

CONSULTATION

Consultation has taken place amongst Council departmental officers, Financial Services Group Officers and the Executive Leadership Team.


OPTIONS

1. That Council resolves to note the End of Month Financial Reports for April 2015 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the End of Month Financial Reports for April 2015 and explanations as presented in the attached Monthly Financial Performance Report.

11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)**ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 REDLAND CITY COUNCIL CORPORATE PLAN: 2015-2020**

Objective Reference:	A179857 Reports and Attachments (Archives)
Attachment:	<u>Redland City Council Corporate Plan 2015-2020</u>
Authorising Officer:	 Nick Clarke General Manager Organisational Services
Responsible Officer:	Luke Wallace Group Manager Corporate Governance
Report Author:	Lorraine Lee Senior Advisor Strategic and Community Planning

PURPOSE

The purpose of this report is to present the Redland City Council Corporate Plan 2015-2020 for consideration and adoption.

BACKGROUND

The *Local Government Act 2009* (LG Act) and the *Local Government Regulation 2012* (LG Regulation) provide the legislative framework for corporate planning including the following;

1. Local governments must establish a system of financial management that includes a five year Corporate Plan incorporating community engagement (LG Act, Section 104)
2. A local government must discharge its responsibilities in a way that is consistent with its five year Corporate Plan (LG Regulation, Section 165)
3. A local government's five year Corporate Plan must:
 - a) Outline the strategic direction of the organisation;
 - b) State the performance indicators to be used for measuring the progress of the Plan; and
 - c) Include an outline of the objectives of any commercial business units, including the nature and extent of the significant business activity the commercial business unit conducts (LG Regulation Section 166).

Council's current Corporate Plan 2010-2015 expires on 30 June 2015. Over the past 12 months, Council's new Corporate Plan 2015-2020 has been under development including extensive consultation with Councillors, staff and the community. A draft Corporate Plan was adopted by Council on 25 March 2015 and put out to community consultation for approximately one month.

Fifty-four submissions were received and these were presented to Councillors in a workshop, with various changes approved, resulting in the final Corporate Plan 2015-2020 that is now presented for consideration.

It is important to note that whilst community planning is no longer required by legislation, Council has kept faith with the Redlands 2030 Community Plan originally adopted by the previous Council in 2010. This is in recognition of the significant effort that the community invested in developing Redlands 2030 Community Plan as a vision for this City.

The Corporate Plan being presented to Council is strongly aligned to Redlands 2030 Community Plan in terms of both structure and content. Over the next five years, the Corporate Plan 2015-2020 will progress many of the objectives that the community wisely identified in the Redlands 2030 Community Plan. It is anticipated that future Corporate Plans will continue to strongly reflect the goals and aspirations of Redlands 2030 Community Plan.

ISSUES

The Corporate Plan is Council's peak strategic planning document. It provides a head of power for a broad range of other strategy, policy and planning initiatives to be progressed and gives clear direction to staff and the community about Council's most important objectives for the next five years.

As outlined, the Corporate Plan 2015-2020 must adhere to strict legislative requirements in both its development and implementation. The most significant requirements for the development phase are community engagement and the inclusion of suitable performance indicators to enable Council and the community to measure progress.

In the implementation phase, it is a requirement that both Councillors and staff carry out their responsibilities in a way that enables Council to achieve its Corporate Plan. This is supported by various requirements including the development of an annual operational plan and budget and regular reporting to Council on the progress of the Corporate Plan through the Annual Report and other mechanisms.

Council has thoroughly dealt with its legislative requirements in the development phase of this Corporate Plan. Community engagement has been extensive including the following:

1. Multiple face to face meetings with interested community groups to seek their input;
2. Online consultation on Council's website where community members were asked to give their views on the importance of various environmental, social, economic and governance matters and rate Council's current performance in those areas;
3. A formal four week consultation period where the community was asked to comment on the draft Corporate Plan. Fifty-four submissions were received and these were taken to a workshop with Councillors where several changes to the draft Plan were approved. Further details of this process were made available on Council's website; and
4. Multiple workshops with Councillors where they were asked to shape the Corporate Plan 2015-2020 based on their understanding of community needs and desires.

With regard to performance measures, a broad range of measures has been developed under each separate area of the Corporate Plan 2015-2020. These areas will be monitored over the five year life of the Corporate Plan and Council will report on progress on twenty-five occasions over the next five years as follows:

1. Council's Annual Report will report on the progress of the Corporate Plan;
2. An operational plan will be developed that will outline a range of projects Council intends to undertake each year across all areas of the Corporate Plan; and
3. Council and the community will receive four quarterly reports each year outlining progress in delivering the Operational Plans.

The development of this Corporate Plan has also included a review of the organisation's vision, mission and values. These are the key principles which Councillors and staff will consistently strive to achieve in serving our community. The vision, mission and values (incorporated in the attached draft Corporate Plan 2015-2020) included formal input from in excess of 150 people across the organisation (both Councillors and staff) and will guide the organisation over the next five years.

Most notably, Councillors and staff were in strong agreement on the core values for the organisation as follows:

- **Customer service** We deliver on our commitments and provide excellent customer service
- **One team** We co-operate and collaborate within and across teams. We support our people to perform at their best.
- **Accountability** We take ownership of our responsibilities. We are professional and ethical in all we do.
- **Growth** We challenge ourselves to deliver better value for money. We will be better tomorrow than we are today.
- **Communication** We are open, honest and constructive in all communications.

These values will be ingrained through all Council's practices including recruitment, performance management, engagement with the community, workplace health and safety and financial sustainability. Council welcomes community partnership in the achievement of these values and will always be open to feedback from our community on the delivery of this Corporate Plan with the framework of values outlined above.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council has a legislative requirement, as outlined in this report, to have a five year Corporate Plan. The current plan expires on 30 June 2015 after which this Plan will take effect.

Risk Management

Council has a system of risk management that incorporates registers of strategic, operational and activity risks. Achievement of the goals in this Corporate Plan will support the management and mitigation of those risks.

Financial

Council's Corporate Plan provides the head of power for the development of future Operational Plans and budgets. Whilst there are no immediate financial implications in the approval of this Corporate Plan, the implementation of the Plan over the next five years will have significant resource allocation implications.

People

Council staff were extensively consulted in the development of this Corporate Plan including the strategic priorities and the vision, mission and values sections. Staff are required under the Local Government Act 2009 to perform their duties in a way that supports the achievement of the Corporate Plan.

Environmental

This Corporate Plan contains extensive environmental priorities to ensure the ongoing management, protection and enhancement of the Redlands unique environmental assets.

Social

This Corporate Plan contains extensive social priorities to ensure community and social inclusion, opportunity and engagement across all demographic sectors of the Redlands.

Alignment with Council's Policy and Plans

Adoption of this Corporate Plan will set the tone for the development and implementation of a range of strategy, policy and planning instruments aimed at advancing the City's environmental, social and economic interests.

CONSULTATION

This report outlines the extensive consultation that was undertaken across the community and within the organisation. Consultation has been undertaken with a broad range of community organisations and the entire community has been offered the opportunity to contribute to the development of this plan. Within Redland City Council, significant consultation was undertaken with all Councillors, the Executive Leadership Team and officers throughout the organisation.

OPTIONS

1. That Council adopts the Corporate Plan 2015-2020 as attached.
2. That Council adopts the Corporate Plan 2015-2020 with changes.
3. That Council does not adopt the Corporate Plan 2015-2020 and requests officers to do further development and consultation across a range of areas (Note: if this option is chosen, it will be necessary to formally extend the existing Corporate Plan beyond 30 June 2015).

OFFICER'S RECOMMENDATION

That Council resolves to adopt the Redland City Council Corporate Plan 2015-2020 as attached.

11.3 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.3.1 REQUEST TO CHANGE STATE PLANNING REGULATORY PROVISION
257-259 WELLINGTON STREET, ORMISTON – ROL005831**

Objective Reference: A172448
Reports and Attachments (Archives)

Attachment: [ROL005831 - Locality Map](#)

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Scott Pearson
Planning Officer

PURPOSE

This request, relating to a Category 4 Impact Assessable Reconfiguring a Lot application, is referred to Council for determination.

The request is to amend the site's classification under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provisions (Koala SPRP). The applicant has provided an ecological report recommending the site's classification is more akin to High Value Rehabilitation as opposed to the current High Value Bushland classification. The request has been assessed by Council's technical officers and the change is supported. Hence, it is recommended that Council resolve to assess the current Reconfiguration application under the High Value Rehabilitation SPRP classification.

BACKGROUND

An application to subdivide the subject site into 3 lots was submitted to Council on 21 October 2014. Council issued an Information Request on 15 December 2015 asking the applicant to address the Koala SPRP. Specifically, the applicant was to address the removal of non-juvenile koala habitat trees, which conflicts with the provisions under Table 6 – Column 2 of the SPRP which states that "site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat".

To address this, the applicant has submitted an ecological assessment prepared by BAAM which recommends the SPRP classification be changed from bushland habitat to High Value Rehabilitation, which is more aligned with the site's characteristics. Under Division 9 of the Koala SPRP the applicant must provide sufficient information to Council and the assessment manager may determine as part of a development application whether a different koala habitat type is applicable.

The applicant has also recently submitted a response to Council's Information Request. On 22 April 2015 the applicant lodged a revised layout with Council proposing that the number of lots is now reduced to two. An indicative building envelope was also proposed, which is designed to protect the existing non-juvenile koala habitat trees.

ISSUES

Development Proposal & Site Description

Proposal

The proposal is to change the site's SPRP classification from Bushland Habitat to High Value Rehabilitation.

Site & Locality

The site (Lot 186 on RP1709, situated at 257-259 Wellington Street, Ormiston) is located to the eastern side of Wellington Street and backs onto Moreton Bay. The land contains an existing dwelling and scattered vegetation across the site, some of which are significant trees.

The site and adjoining sites are zoned Environmental Protection while the surrounding land is generally zoned Urban Residential and contains single detached dwellings. Hence, the site is in more semi-rural in character on the fringe of a typical residential suburb.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009

The Reconfiguration application has been made in accordance with the *Sustainable Planning Act 2009* Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application for Reconfiguration of a Lot under the Redlands Planning Scheme.

South East Queensland Koala Conservation State Planning Regulatory Provisions

Approximately half of the site is classified as High Value Bushland Habitat, with the balance as High Value Rehabilitation. The applicant has requested, under Division 9 of the SPRP, to have the High Value Bushland be considered as High Value Rehabilitation in terms of assessing the Reconfiguration application over the site.

It is possible to reconsider the site's classification given that the SPRP mapping contains inaccuracies. The SPRP mapping used Landsat imagery collected in 2008, which was filtered to recognise typical reflections from common vegetation types. The imagery has a maximum resolution of 25m x 25m and with pixels of this size the scale is very coarse relative to the dimensions of properties in urbanised areas. The methodology summary notes that Landsat imagery is reliable at a scale of 1:100,000 (that is, one centimetre to the kilometre) and that ground-level inaccuracies over 50 metre distances can be expected. Ground truthing is therefore required where development decisions depend on the reliability of the mapping. Division 9 of the SPRP is a response to this, by allowing a ground-truthed decision on the appropriate classification for the sites vegetation community. In these circumstances, Council is the decision maker.

To ground truth the site, the applicant has undertaken a tree survey and submitted an ecological assessment report prepared by BAAM. The tree survey has identified all non-juvenile koala habitat trees on site and the ecological report has assessed the quality of the existing vegetation and the characteristics of that vegetation group on the site. The BAAM report does not specifically recommend the removal of any koala habitat trees on site. But it does recommend changing the site's classification to High Value Rehabilitation to reflect the site's vegetation characteristics.

The BAAM report states the proposal was assessed against Table 4 of the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) Referral Guidelines for the Vulnerable Koala (DotE 2014). The total habitat score from the assessment was less than 5; therefore Koala Habitat within the subject site was not recognised as 'habitat critical to the survival of koalas'. The report goes on to recommend that offset plantings along the eastern boundary of the site, adjacent to the shoreline, would help to create a more beneficial habitat link for koalas and strengthen the functionality and safe movement of koala corridors.

Council's environmental assessment team (EAT) has assessed this information and support the proposed change in classification. EAT has stated that while the EPBC Act Referral Guidelines for koalas are not relevant to an IDAS development application, the ecological report cites the Guidelines' assessment methods which can be considered as a valid tool in any koala habitat assessment. The Guidelines consider the locality characteristics of habitat as well as its physical form, that is, the urbanised or rural nature of properties including human population densities and associated adverse factors such as the impact of dogs and vehicles. Hence, the conclusions in the BAAM report about the site characteristics are supported.

EAT have also undertaken both a desktop assessment and site inspections to assess this request. In addition to the BAAM report, it is noted that historic aerial photography indicates a site well vegetated with eucalypts and exotic species. However, several large trees (mostly koala habitat trees) have been lost through severe storms since the SPRP mapping was completed. Hence, the Habitat tree coverage has therefore been reduced and there are now smaller clusters of koala habitat trees on the site, separated by larger patches of open ground.

The vegetation characteristics described above are considered to be more aligned with the Rehabilitation habitat than the Bushland Habitat. The SPRP - Schedule 4 dictionary describes bushland habitat as intact contiguous native vegetation that has a land cover composition of predominantly forest ranging from closed canopy to open woodland. The subject site contains scattered koala habitat trees with a broken canopy and landscaped lawns with no ground cover, which clearly does not meet this classification.

Rehabilitation habitat is defined as an area that has a land cover comprising of a mix of forest, scattered trees, grass and bare surfaces. The site is more closely aligned to the Rehabilitation Habitat under the SPRP. Given the current state of the site and the surrounding SPRP classification, High Value Rehabilitation Habitat is considered the more appropriate SPRP classification.

Vegetation Protection Order

A Vegetation Protection Order was placed by Council resolution over 10 trees on this site approximately 6 years ago. The GPS coordinates in the VPO document indicate that several of the remaining trees do not match the current records.

Previous storms appear to have destroyed a number of those trees listed on the VPO records. Regardless, the applicant will need to apply to Council to amend or remove the VPO.

The layout of the latest 1 into 2 subdivision appears to conflict with only 2 trees next to tree 22. These trees no longer appear to exist and have not been identified in the tree survey submitted by the applicant. Hence, there will be no conflict with the existing trees still covered by the VPO and the latest building envelope.

An advisory note will be placed on any future decision on the reconfiguration application to ensure the VPO is amended before the development can proceed.

Redlands Planning Scheme

The Planning Scheme is not relevant to the assessment of the current request. However, it does have implications for future assessment of the proposal. If this request is approved, then the applicant will still need to demonstrate how the site design avoids clearing of non-juvenile koala habitat trees. Given the site's Environmental Protection zoning and the intent of this zone, it would be difficult to demonstrate that any clearing is unavoidable. Hence, even if the SPRP classification is changed, the proposal will still conflict with the SPRP should it involve the removal of any non-juvenile koala habitat trees.

Infrastructure Charges

There are no infrastructure charges in relation to the current request.

State Referral Agencies

The change of classification request does not trigger any referrals.

Public Consultation

The current request does not require public notification.

STRATEGIC IMPLICATIONS

Legislative Requirements

The request has been assessed in accordance with the Koala SPRP.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request under Division 9 of the Koala SPRP.

Financial

The applicant may seek a Declaration from the Planning and Environment Court should there be a disagreement with Council's determination.

People

Not applicable. There are no implications for staff.

Environmental

Environmental implications are detailed within the assessment in the "issues" section of this report.

Social

Not applicable

Alignment with Council's Policy and Plans

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

OPTIONS

1. That Council resolves, in accordance with division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision, that the koala habitat type for the land the subject of the development application is High Value Rehabilitation for the purpose of applying divisions 4 to 7 of these State planning regulatory provisions.
2. That Council resolves to refuse the request under division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision and the koala habitat type for the land the subject of the development application is as mapped in the State planning regulatory provisions.

OFFICER'S RECOMMENDATION

That Council resolves, in accordance with division 9 of the *South East Queensland Koala Conservation State Planning Regulatory Provision*, that the Koala Habitat type for the land, being the subject of the development application, is High Value Rehabilitation for the purpose of applying divisions 4 to 7 of these State Planning Regulatory Provisions.

11.3.2 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS APPLICATIONS

Objective Reference: A179038
Reports and Attachments (Archives)

Attachment: [Decision Made Under Delegated Authority 19.04.2015 to 02.05.2015](#)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Debra Weeks
Senior Business Support Officer

PURPOSE

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 27 July, 2011, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments and Compliance Assessments and associated administrative matters, including correspondence associated with the routine management of all development applications;

Category 2 – Complying Code Assessments and Compliance Assessments and Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under:-

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.


- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to General Meeting for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.3.3 APPEALS LIST CURRENT AS AT 4 MAY 2015

Objective Reference: A179428
Reports and Attachments (Archives)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Chris Vize
Service Manager Planning Assessment

PURPOSE

The purpose of this report is for Council to note the current appeals.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <http://www.courts.qld.gov.au/esearching/party.asp>
- b) Judgements of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: <http://www.sclqld.org.au/qjudgment/>

2. Department of State Development, Infrastructure and Planning (SDIP)

The DSDIP provides a Database of Appeals (<http://services.dip.qld.gov.au/appeals/>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

- A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.
- Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

ISSUES

1.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted further amended plans for consideration. The matter has been adjourned to 26 June 2015.

2.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted further amended plans for the consideration of the parties. The matter has been adjourned to 6 May 2015.

3.	File Number:	Appeal 4521 of 2013 (MCU012995)
Applicant:		D Polzi and ML Polzi
Application Details:		Material Change of Use for a Landscape Supply Depot.
Appeal Details:		Submitter appeal against development permit approval.
Current Status:		Listed for review 4 June 2015.

4.	File Number:	Appeal 4802 of 2014 (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Originating application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		The parties attended a without prejudice mediation in March 2015 to discuss the matter. Listed for mention on 27 May 2015.

5.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		Parties attended a without prejudice mediation in April 2015 to discuss the matter.

6.	File Number:	Appeal 702 of 2015 (MCU013304)
Applicant:		E De Graeve-Brennan and G De Graeve-Brennan
Application Details:		Material Change of Use for Multiple Dwelling (9 units) 578 & 580 Main Road, Wellington Point
Appeal Details:		Submitter appeal against development approval.
Current Status:		Appeal filed 23 February 2015.

7.	File Number:	Appeal 795 of 2015 (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		Appeal filed 27 February 2015.

8.	File Number:	Appeals 1610 & 1611 of 2015 (MCU011532)
Applicant:		Skyhope Developments
Application Details:		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
Appeal Details:		Applicant appeals against Infrastructure Charges Notice.
Current Status:		Appeals filed 21 March 2015.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.4 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.4.1 MULTI SPORT PRECINCT REDLAND BAY**

Objective Reference: A181566
Reports and Attachments (Archives)

Attachment: [Multi Sport Precinct Redland Bay Site Plan](#)

Authorising Officer:
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Adam Page
Snr Sport & Recreation Officer

PURPOSE

Redland City Council (RCC) is short of sporting land in the southern part of the city. An opportunity has arisen for Council to utilise one of its existing public open spaces at Denham Boulevard Park, 1-5 Donald Road, Redland Bay to help address this shortfall.

BACKGROUND

The Redland City Council Open Space Strategy 2026 identified that Redland Bay will experience the second largest population influx by 2026 of some 4,500 people. To meet the desired standards of service from within this strategy Council must activate an additional 7.43 hectares (1.65ha per 1000 people) of sporting parkland to meet this population growth.

With only 16.6ha or 12.47% of total area for sport in the southern part of the city (87.53% in northern part of city), it is imperative that provision is made for formalised sport in this part of the city.

Activation of this existing space will provide opportunities for a growing football (soccer) club and allow a variety of other rectangular sports such as rugby union, rugby league and touch football to efficiently use public open space for their sporting activities.

ISSUES

The southern part of the city currently only has 3 sporting facilities (court facilities excluded), those being:

Location	Suburb	Main activity	Secondary activities
Charlie Buckler Sports Park	Redland Bay	Rugby Union	Cricket
Ern & Alma Dowling Memorial Sports field	Victoria Point	Australian Rules	Softball & Cricket
Sel Outridge Park	Redland Bay	Multi-use training facility	Rugby Union & Cricket

Charlie Buckler Sports Park is the only facility which specifically caters for rectangular sporting activities with Sel Outridge Park utilised as an overflow training facility. There is no Council facility currently available for football (soccer) activities and this shortfall in the southern part of the city has led to many participants joining and playing for organisations located within Logan and Gold Coast City Council regions.

Existing clubs (Mooroonda, Redland United and Capalaba Football (soccer) clubs) are all located in the northern part of the city. The lack of football (soccer) facilities in the southern part of the city has led to participants having to travel great distance to participate or to withdraw completely from organised sport.

The existing surface at Denham Boulevard Park is not currently suitable for any regulated sporting activity. The site is currently used as a kick about space by local residents and earthworks and remediation to the turf surface will be required to provide a suitably sized area and to activate the space.

STRATEGIC IMPLICATIONS

Legislative Requirements

Not applicable

Risk Management

OPPORTUNITIES	RISKS
Activation of existing public open space.	Local resident objections to activating Denham Boulevard park as a sporting facility.
Provision of additional sporting facilities for southern part of the city.	
Creation of a Multi-Sport Precinct enabling several community sport and recreation organisations to access sporting facilities.	

Financial

The required budget to deliver the suitable playing field is \$120,000

Capital Expense

BUDGET	JOB NUMBER / DESCRIPTION	2014 / 15	2015 / 16
Current	42105 – Weinam Creek Wetland Park	\$0	\$600,000
Revised	42105 – Weinam Creek Wetland Park	\$60,000	\$540,000

Operational Expense

BUDGET	JOB NUMBER / DESCRIPTION	2014 / 15	2015 / 16
Current	Multi Sports Precinct – Redland Bay	\$0	\$0
Revised	Multi Sports Precinct – Redland Bay	\$60,000	\$0

Note: The operational budget allocation will come from operational savings achieved in the 2014 / 2015 financial year.

People

Should Council approve this project it will be delivered by existing staff within City Spaces.

Environmental

The project area is zoned 'Open Space' parkland and is currently grassed with limited or no native/remnant vegetation. One tree is required to be removed to accommodate the regrading of the site to accommodate a sports field. Overlays triggered under the current planning scheme include:

1. Acid Sulphate Soils Overlay;
2. Habitat Protection – Bushland Habitat Overlay;
3. Flood Prone, Storm Tide and Drainage Constrained Land Overlay;
4. Waterways, Wetlands and Moreton Bay Overlay, and
5. Road and Rail Noise Impacts Overlay

The project will be delivered within the provisions of these overlays.

Social

The broader benefits of sport are well known and include helping to achieve mental and physical health, crime prevention, social development and the strengthening of local communities.

Should Council approve this project it will provide sporting land close to this community and provide them opportunities to participate in sporting activities without having to travel.

Alignment with Council's Policy and Plans

This report aligns with 2 key documents:

1. **Redland City Council's Open Space Strategy 2026** – December 2012 with specific reference to recommendations 11, 40 & 45.

No.	RECOMMENDATION
11	Investigate potential open space areas for alternate Council or community uses (or disposal)
40	Acquire new land for sporting purposes in the south of the city
45	Facilitate and implement a multiple use of sporting facilities approach across the city

2. **Weinam Creek Wetlands – Master Plan Report** – April 2012 with specific reference to recommendation 9.7.4:

9.7.4 – Junior Sports Field:

- 'As the adjoining population increases, the need for a large formalised open space area for sporting must be addressed.'
- 'The actual sports field should be maintained as a quality playing surface with the potential to accommodate sporting activities such as Soccer, Rugby League and Rugby Union, however, other sports could also train on the grounds.'

CONSULTATION

- Service Manager – Public Place Projects
- Chairperson – Portfolio 5 – Infrastructure & Operations
- Division 6 Councillor
- Commercial Business Account Manager – Financial Services

OPTIONS

1. To approve the construction of a multipurpose sports precinct at Denham Boulevard Park, 1-5 Donald Road, Redland Bay to activate existing public open space and help address shortfalls in sporting facilities in the southern part of the city.
2. Council seeks additional information
3. Council does not approve the construction of a multipurpose sports precinct at Denham Boulevard Park, 1-5 Donald Road, Redland Bay.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Approve the construction of a multipurpose sports field at Denham Boulevard Park, 1-5 Donald Road, Redland Bay to activate existing public open space and help address shortfalls in sporting facilities in the southern part of the city.**
2. **Approve the partial budget carry forward of \$60,000 from 42105 – Weinam Creek Wetland Park from 15/16 to 14/15; and**
3. **Utilise \$60,000 of operational savings to undertake the operational works within the project**

12 MAYORAL MINUTE

In accordance with s.35 *Redland City Council Meetings – Standing Orders*, the Mayor may put to the meeting a written motion called a ‘Mayoral Minute’, on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 *Local Government Regulation 2012*.

14 NOTICES OF MOTION

In accordance with s.7(3) *Redland City Council Meetings – Standing Orders*.

15 URGENT BUSINESS WITHOUT NOTICE

A Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 CLOSED SESSION**16.1 COMMUNITY AND CUSTOMER SERVICES****16.1.1 SPONSORSHIP APPLICATIONS ROUND 2 - 2014-15 - REQUESTS FOR APPROVAL**

Objective Reference: A170056
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

Greg Jensen
Group Manager Community and Cultural Services

Report Author:

Jacqui Jumisic
Community Grants Coordinator

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION


That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

16.2 ORGANISATIONAL SERVICES**16.2.1 REDLAND INVESTMENT CORPORATION - AMENDMENT TO FINANCIAL TREATMENT OF LAND TRANSFERS**

Objective Reference: A180641
Reports and Attachments (Archives)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer: Peter Kelley
CEO Redland Investment Corporation

Report Author: Grant Tanham-Kelly
A/CFO Redland Investment Corporation

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

16.3 OFFICE OF CEO**16.3.1 SALE OF LAND FOR OVERDUE RATES**

Objective Reference: A170012
Reports and Attachments (Archives)



Authorising Officer:
Linnet Batz
Chief Financial Officer

Responsible Officer: Noela Barton
Service Manager Revenue & Collections
Management Unit

Report Author: Kristene Viller
Account Resolution Officer

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

17 MEETING CLOSURE
